



Cottonwood Heights

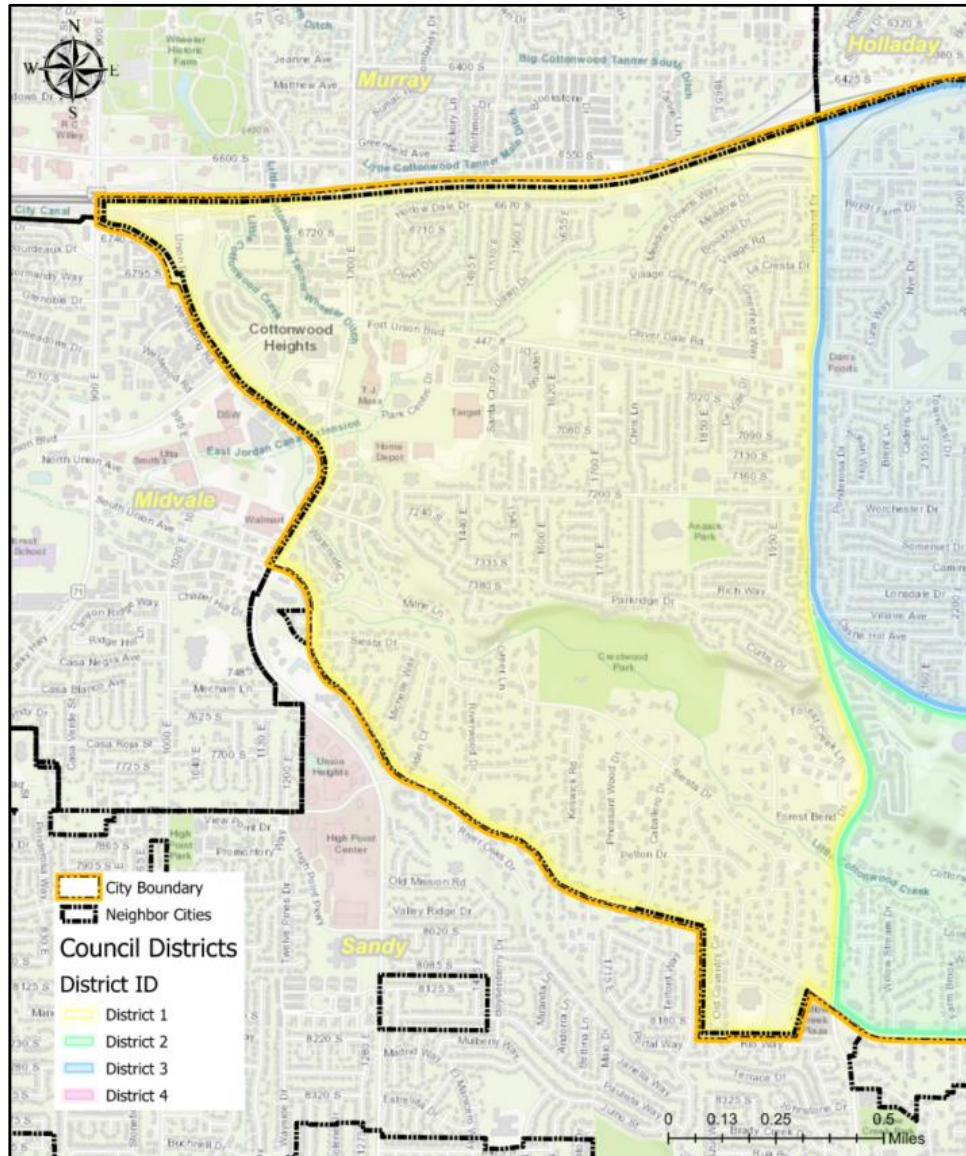
Community & Economic Development Department

Major Development Activity Report April 2021

[View Interactive Map Here](#)

District One

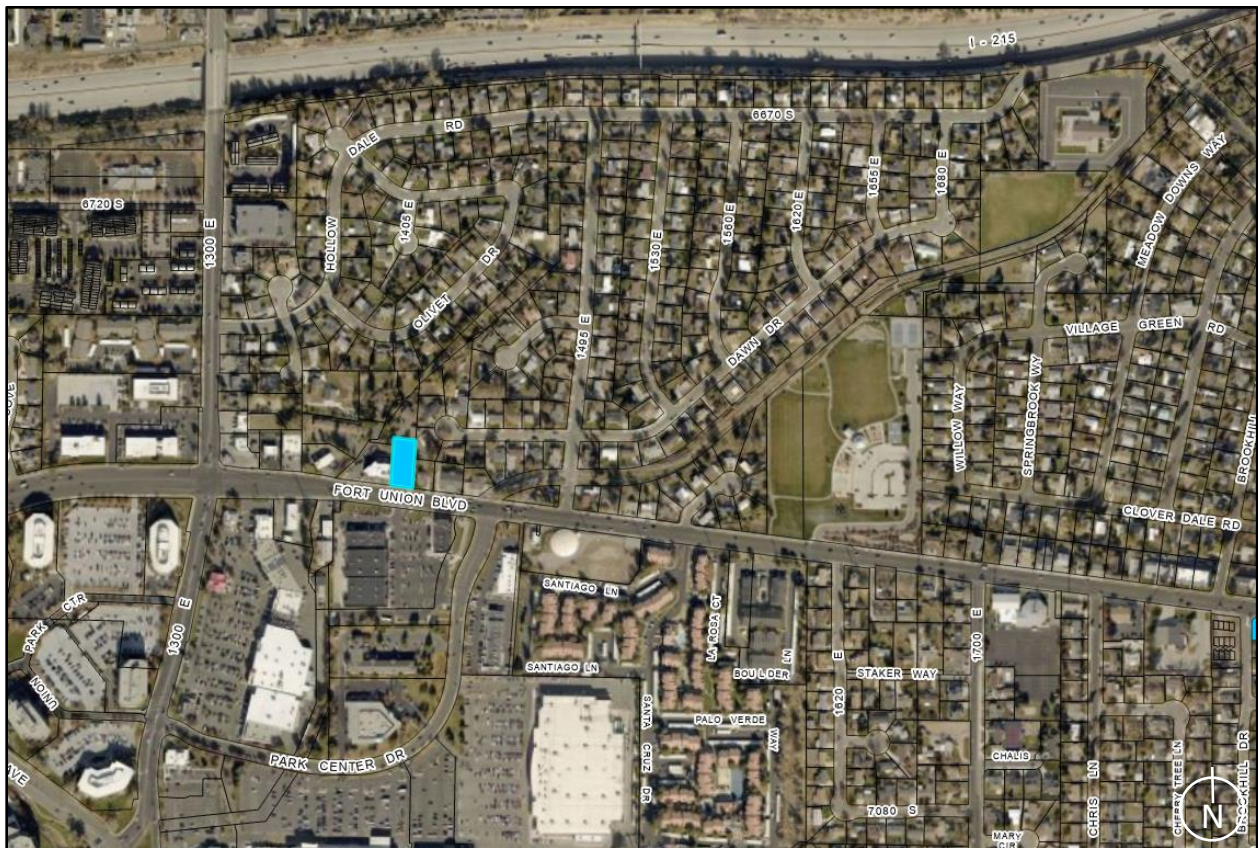
Councilmember Douglas Petersen



COUNCIL DISTRICT 1

NEW PROJECT

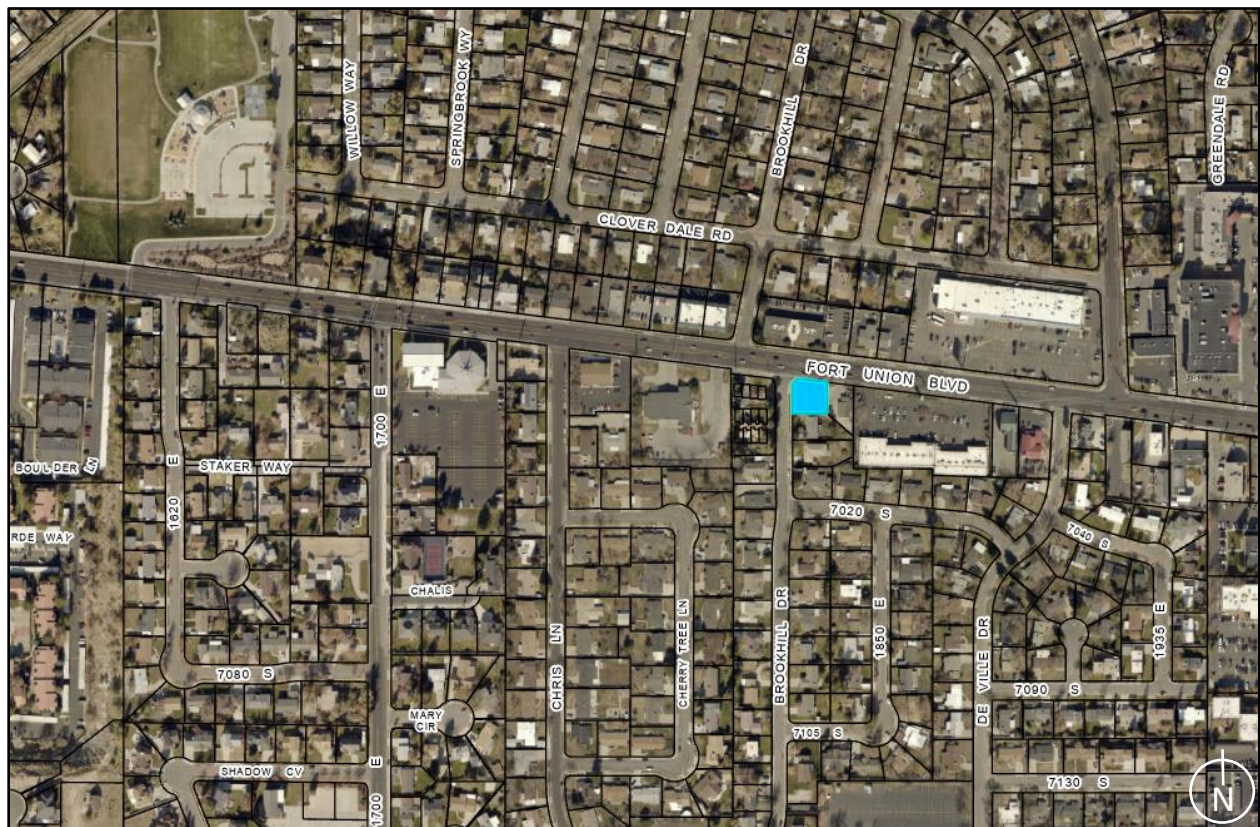
File: SPL-21-003	Project Name: State Farm Home Office
Address: 1399 E. Fort Union Blvd.	Applicant: Sandy Rudolph
Type of Application: Site Plan Approval	Current Zoning: NC (Neighborhood Commercial)
Next Meeting: Not Applicable	Staff Contact: Andy Hulka
Status: During their April 22 nd , 2021 meeting, the Architectural Review Commission issued a Certificate of Design Compliance for this exterior remodel of an insurance office in the Gateway Overlay Zone. The ARC added several conditions of approval related to the drive approach and landscaping.	



COUNCIL DISTRICT 1

PROJECT UPDATE

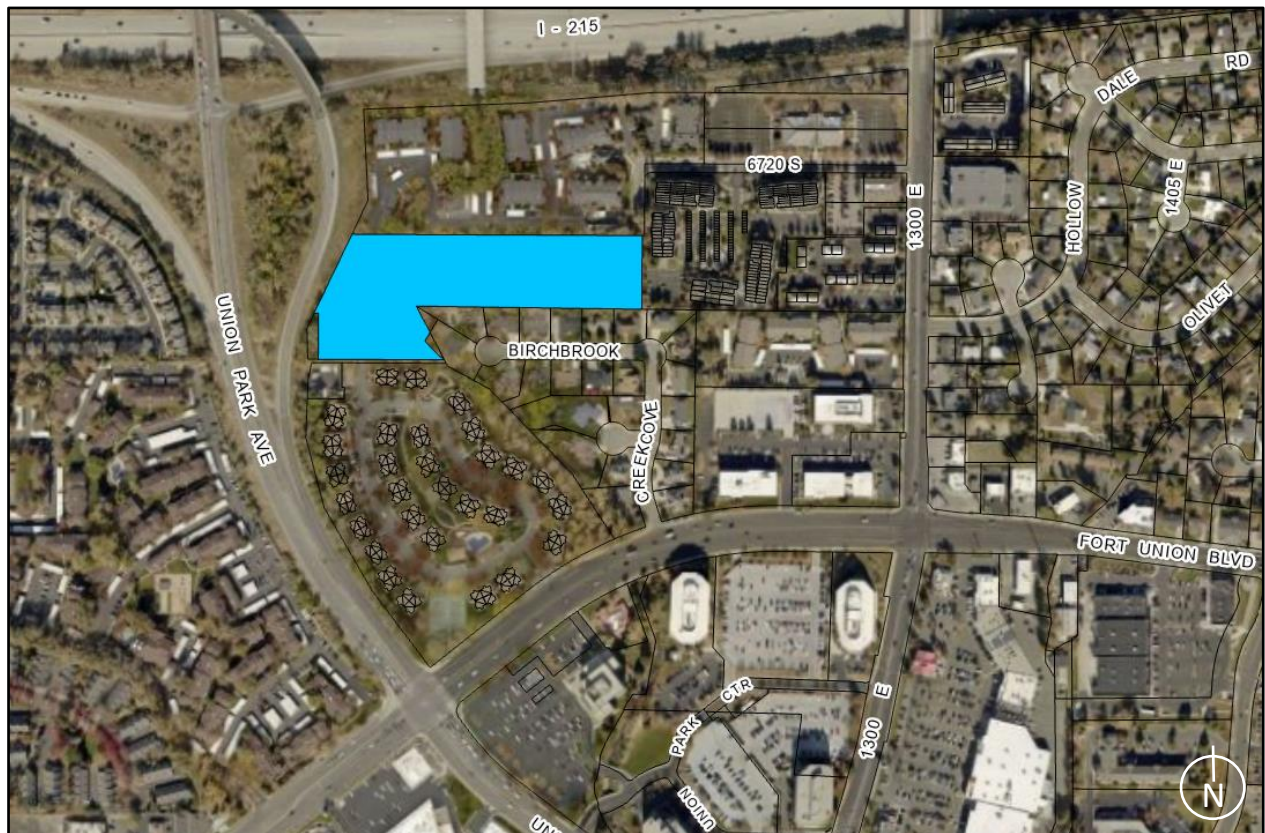
File: CUP-21-007	Project Name: Sage Dental Lab
Address: 1828 E. Fort Union Blvd.	Applicant: James Paxton
Type of Application: Conditional Use	Current Zoning: NC (Neighborhood Commercial)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
Status: This application for conditional use approval of a dental laboratory office within an existing commercial building was approved by the Planning Commission during their April 21 st , 2021 meeting. As this project falls within the Gateway Overlay Zone, any exterior changes will require Architectural Review Commission approval.	



COUNCIL DISTRICT 1

PROJECT UPDATE

File: FDP-20-001	Project Name: ICO Floodplain Development
Address: 6784 S. 1300 E.	Applicant: ICO Fort Union
Type of Application: Floodplain Development	Current Zoning: PDD-1 (Walsh)
Next Meeting: Not Applicable	Staff Contact: Mike Johnson
Status: A multi-family project was previously approved at this site in 2019 and a building permit for phase 1 was approved in 2020. This floodplain development application is being reviewed as part of the building permit process for phases 2 and 3 of the project.	



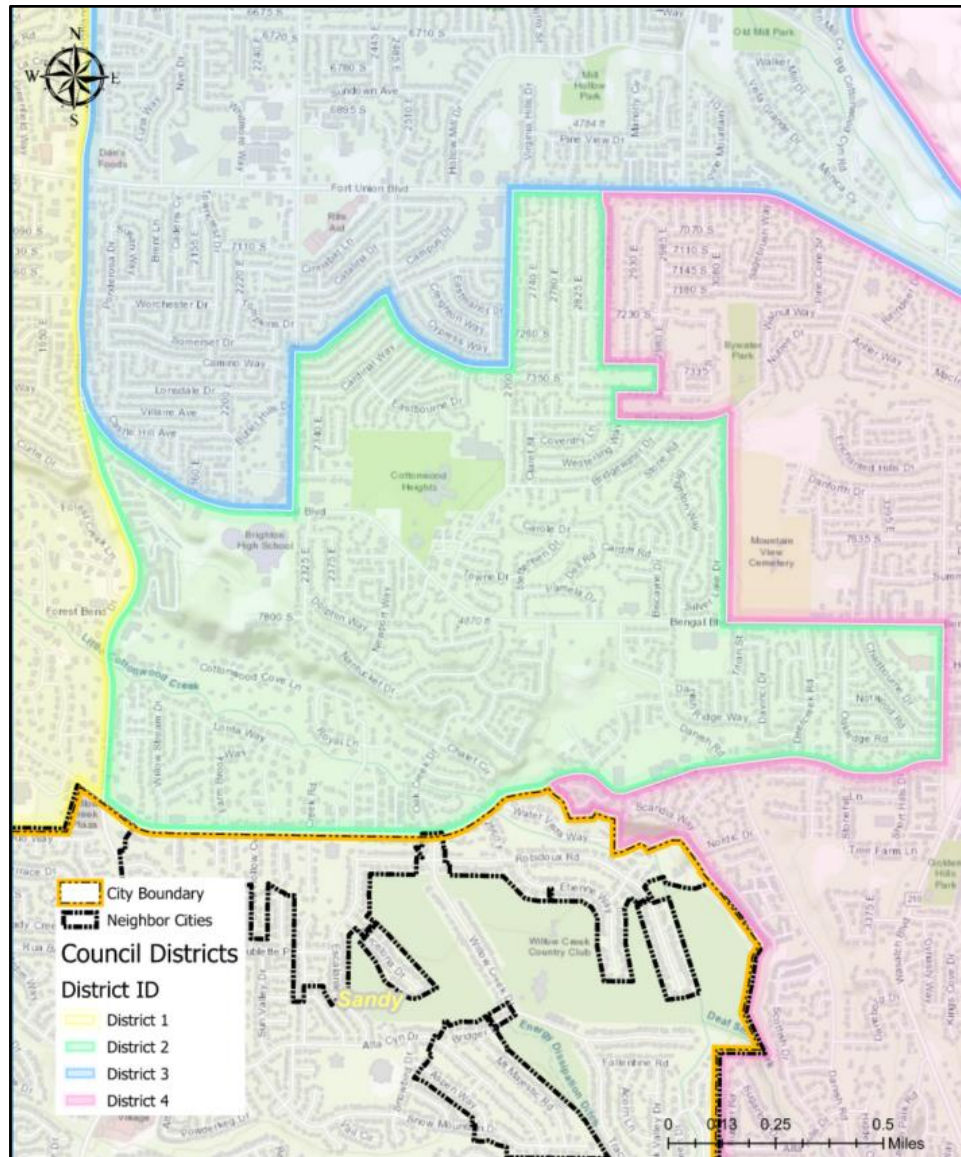
District 1

Significant Building Permits

Permit #	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.21.0229	TI - TJ Maxx	Tenant Improvement	6905-6989 S 1300 E	1
BP.20.0760	TI - Cosmo Prof	Tenant Improvement	7015 S 1300 E	1
BP.20.0719	TI - Noodles & Co	Tenant Improvement	6901 S 1300 E	1
BP-20-0444	TI - McDonald's	Tenant Improvement	7024 S HIGHLAND DR	1

District Two

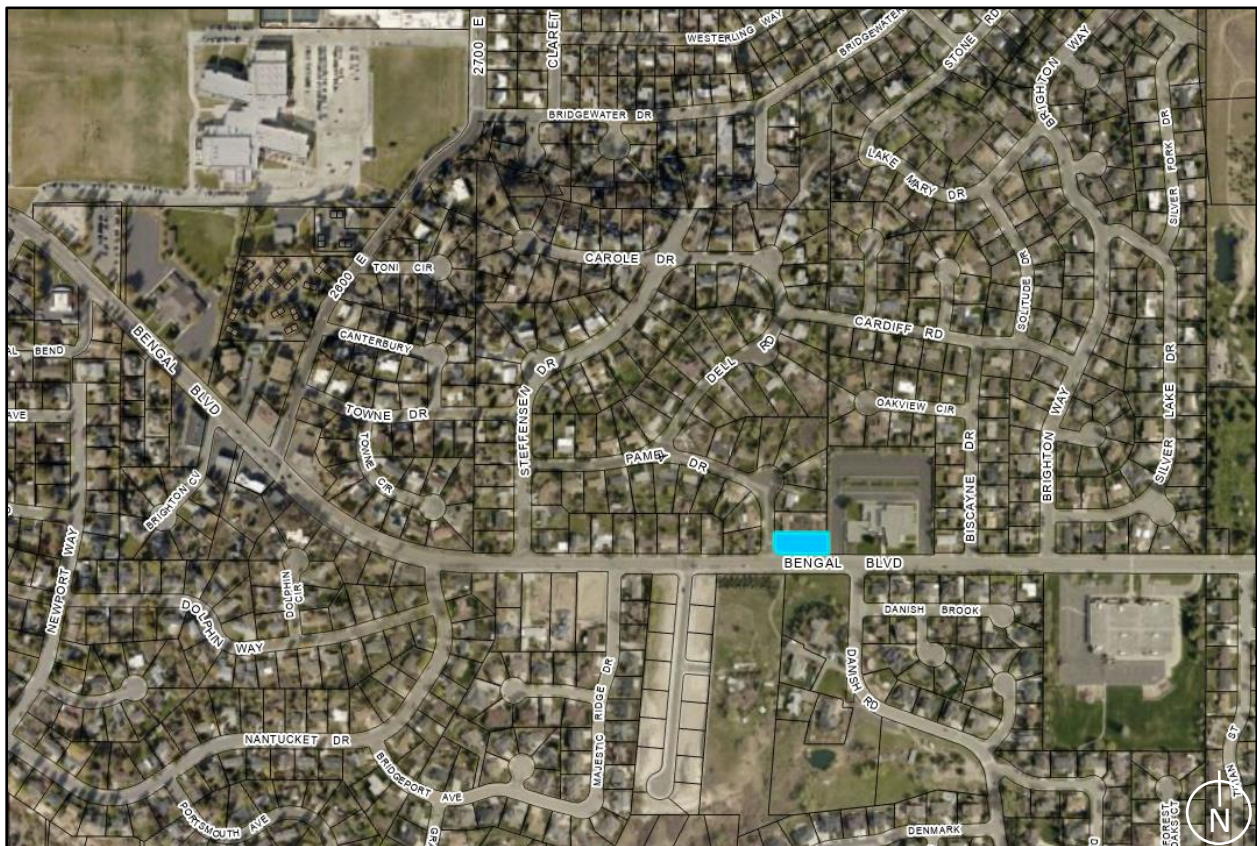
Councilmember Scott Bracken



COUNCIL DISTRICT 2

PROJECT UPDATE

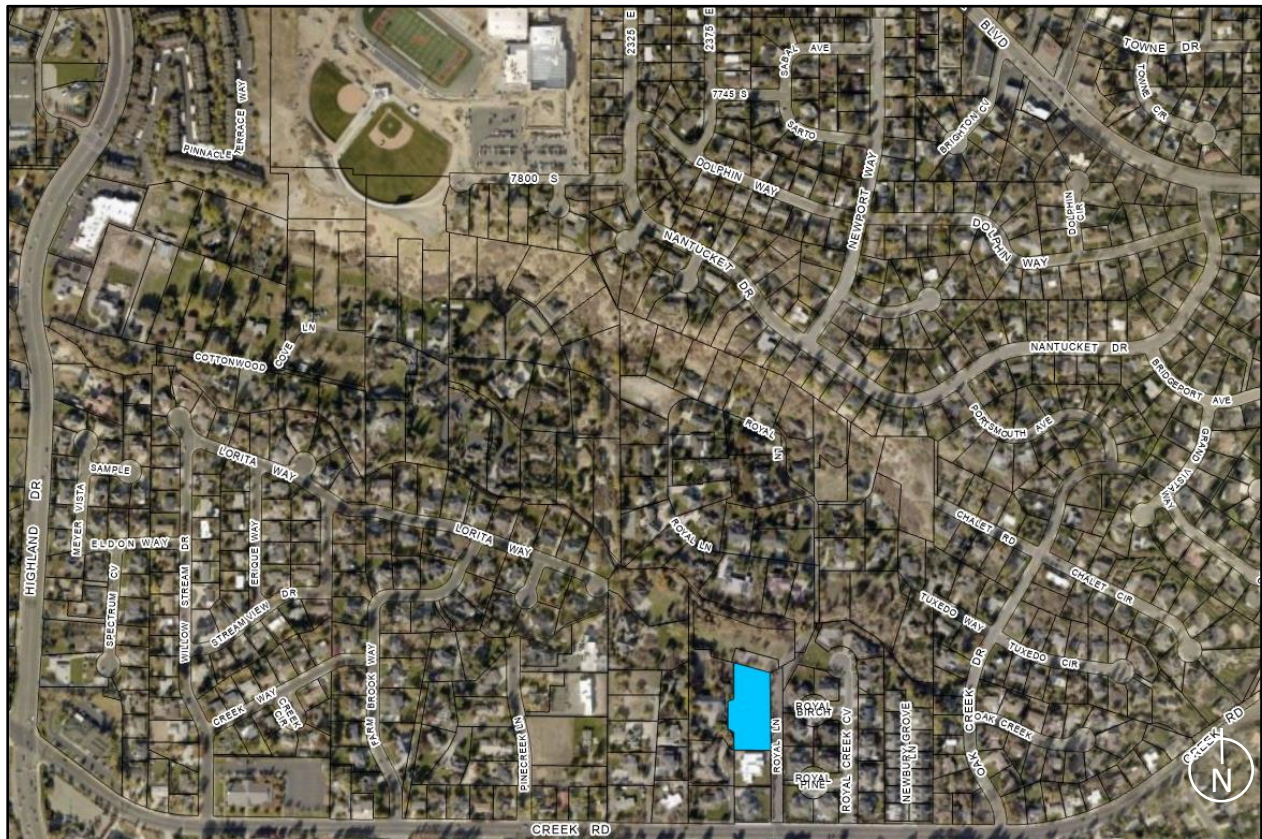
File: SUB-21-001	Project Name: Roy Tea Subdivision
Address: 2875 E. Bengal Blvd.	Applicant: Tamara Elsberry and Darin Tea
Type of Application: Subdivision Amendment	Current Zoning: R-1-8 (Residential Single-Family)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
Status: This amendment to the existing Steffensen Heights Subdivision was approved by the Planning Commission during their April 21 st , 2021 meeting. The applicant must obtain final plat approval from city staff prior to recording the amendment with Salt Lake County.	



COUNCIL DISTRICT 2

PROJECT UPDATE

File: SUB-19-009	Project Name: Sarah Subdivision
Address: 8120 S. Royal Lane	Applicant: Dale Bennett (On behalf of Mohammed Pourkazemi)
Type of Application: Minor Subdivision	Current Zoning: RR-1-21 (Rural Residential Single-Family)
Next Meeting: Not Applicable	Staff Contact: Andy Hulka
Status: This minor 2-lot subdivision has been approved by city staff. The applicant is waiting to obtain approval from water and sewer providers prior to recording the plat with Salt Lake County.	



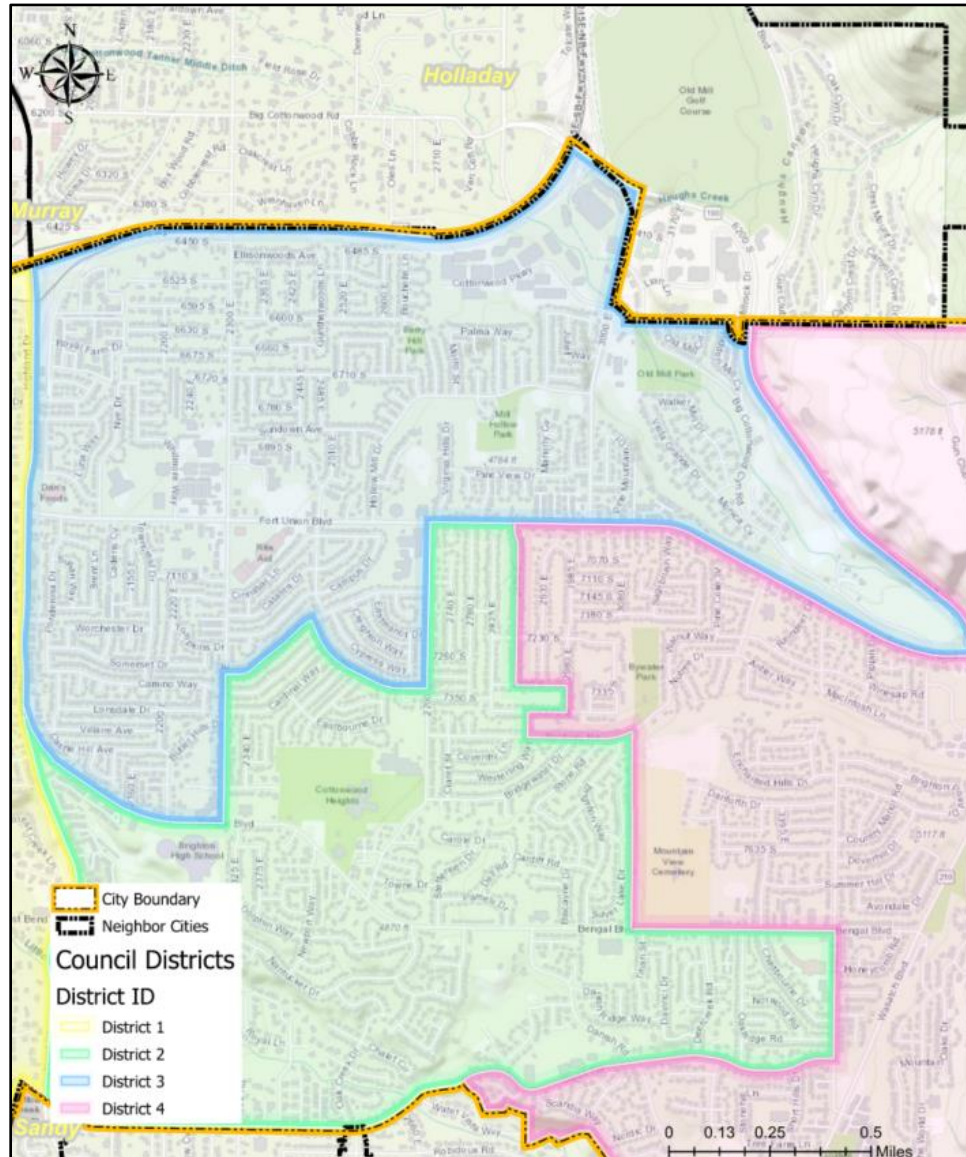
District 2

No Significant Building Permits

Permit #	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.21.0114	Danish Pines – Lot 103	New SFD	7843 S DANISH PINE LN	2

District Three

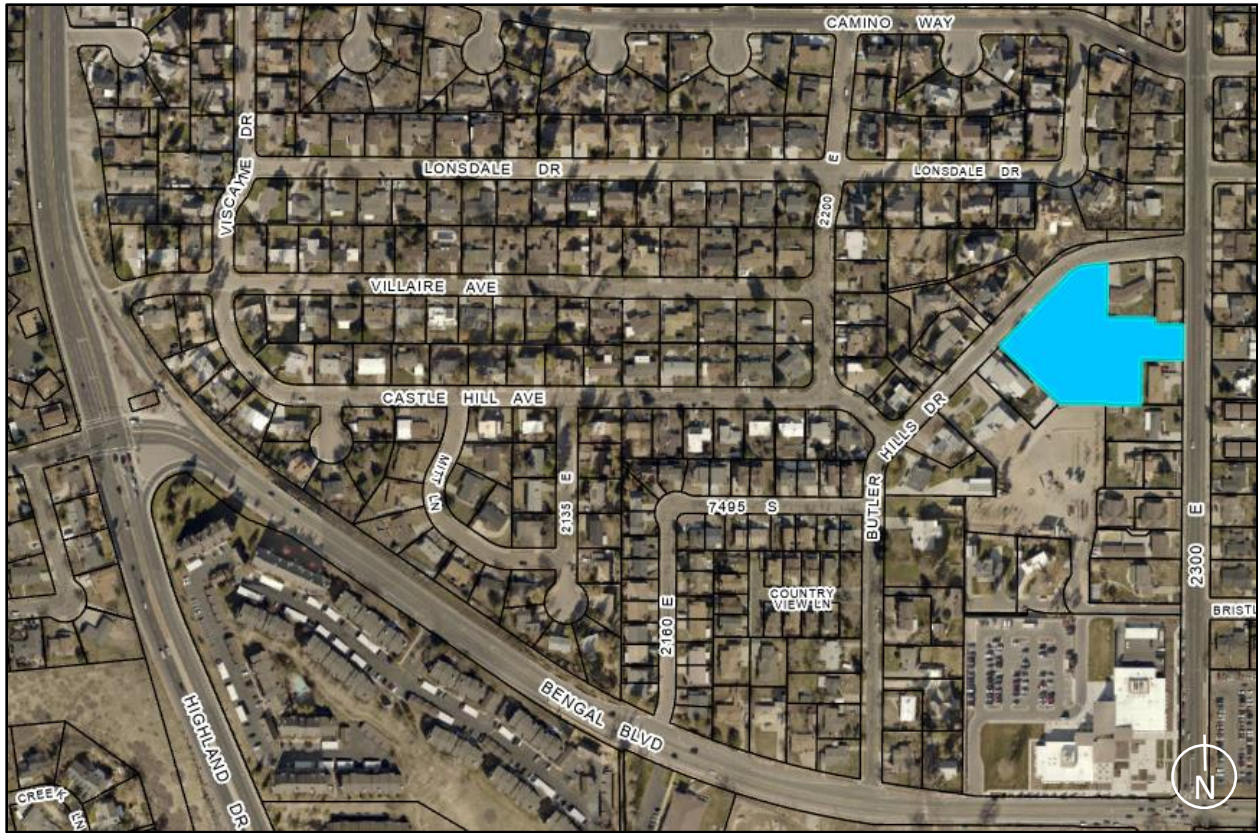
Councilmember Tali Bruce



COUNCIL DISTRICT 3

NEW PROJECT

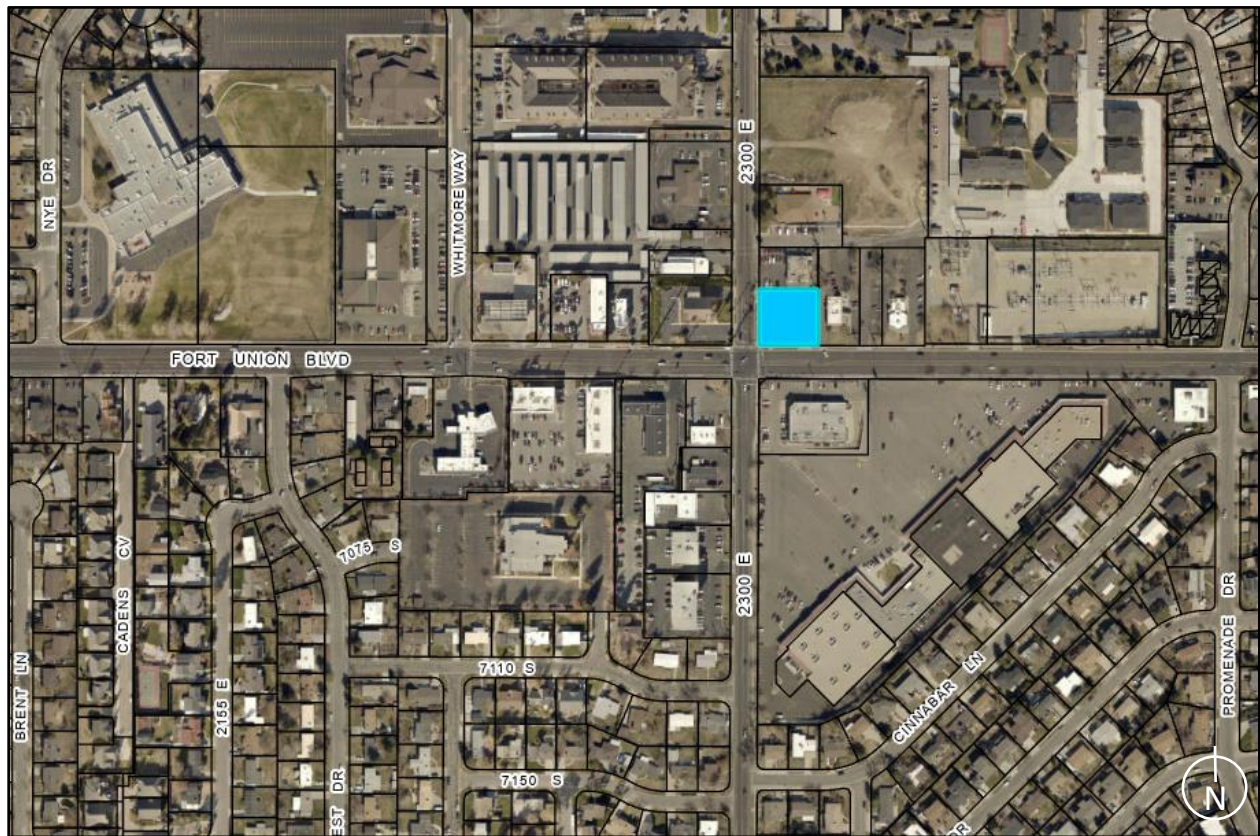
File: SUB-21-002	Project Name: Butler Hills Subdivision
Address: 7425 S. Butler Hills Dr.	Applicant: Joe DeNiro
Type of Application: Minor Subdivision	Current Zoning: R-1-8 (Residential Single-Family)
Next Meeting: Not Applicable	Staff Contact: Andy Hulka
Status: As a minor subdivision of a metes and bounds lot, this project will be processed at the staff level and does not require Planning Commission review. The second staff review was sent in early May.	



COUNCIL DISTRICT 3

NEW PROJECT

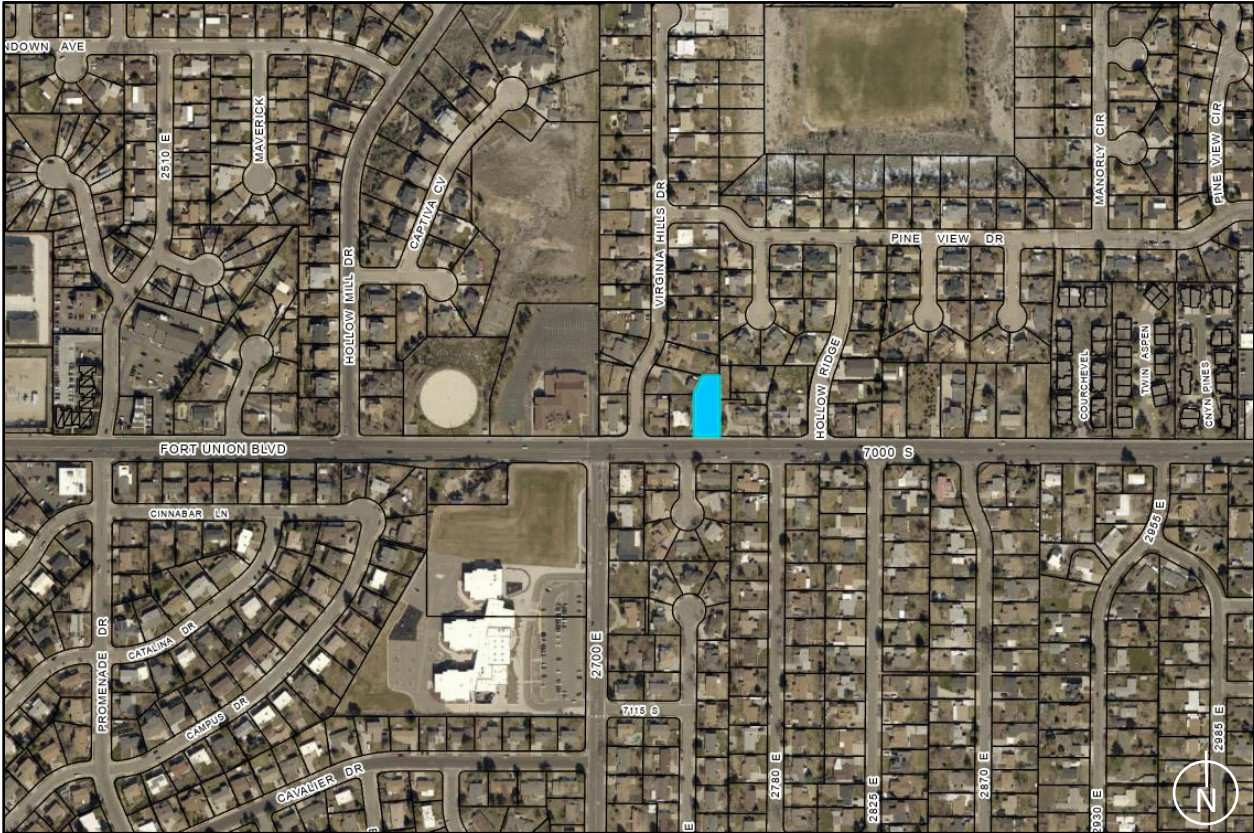
File: CUP-21-006	Project Name: Karate Studio
Address: 2315 E. Fort Union Blvd.	Applicant: Jerry Johnson
Type of Application: Conditional Use	Current Zoning: NC (Neighborhood Commercial)
Next Meeting: Planning Commission – June 2 nd , 2021	Staff Contact: Samantha DeSeelhorst
Status: This application for conditional use approval of a karate studio within an existing commercial building was reviewed by the Planning Commission during their April 21 st , 2021 meeting. The Planning Commission continued this project to their June 2 nd , 2021 meeting to allow the applicant sufficient time to conduct a traffic impact study.	



COUNCIL DISTRICT 3

NEW PROJECT

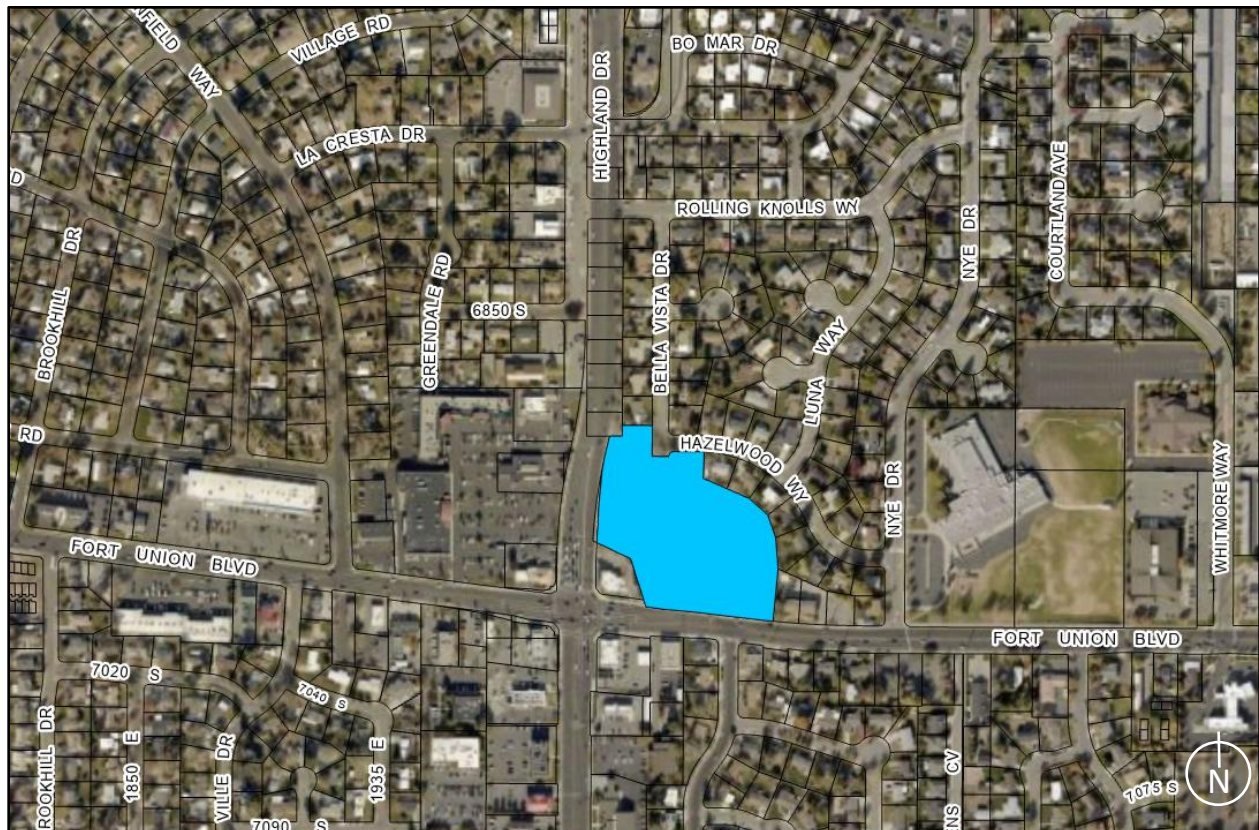
File: ZMA-21-001	Project Name: Rezone - Paulson
Address: 2751 E. Fort Union Blvd.	Applicant: Lance Paulson
Type of Application: Zoning Map Amendment	Current Zoning: R-1-8 (Residential Single Family)
Next Meeting: City Council – May 18 th , 2021	Staff Contact: Andy Hulka
Status: This application for a rezone of property from R-1-8 (Residential Single Family) to RO (Residential Office) was reviewed by the Planning Commission during their April 21 st , 2021 meeting. The Planning Commission recommended denial of this application.	



COUNCIL DISTRICT 3

PROJECT UPDATE

File: SPL-21-001	Project Name: Cottonwood Heights Swig
Address: 2029 E. 7000 S.	Applicant: Savory Swig Stores, LLC
Type of Application: Site Plan Approval	Current Zoning: CR (Regional Commercial)
Next Meeting: Planning Commission – May 5 th , 2021	Staff Contact: Samantha DeSeelhorst
Status: This application for site plan approval of a Swig soda drive-thru in the Dan's grocery store parking lot was reviewed by the Architectural Review Commission during their April 22 nd , 2021 meeting. The ARC continued this item to their May 27 th , 2021 meeting to allow the applicant sufficient time to make building design changes. In the meantime, this project will be reviewed by the Planning Commission during their May 5 th , 2021 meeting.	

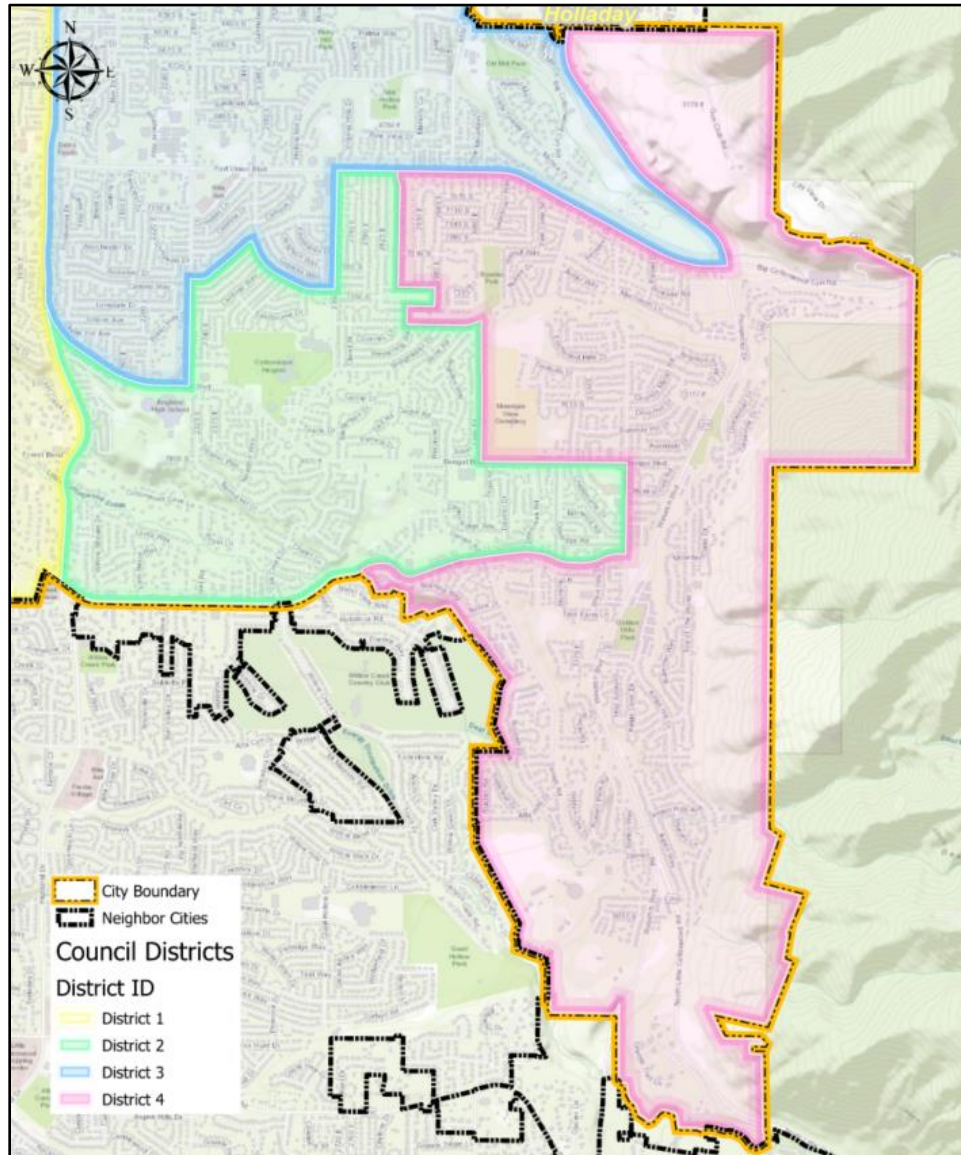


District 3

No Significant Building Permits

District Four

Councilmember Christine Mikell



COUNCIL DISTRICT 4

PROJECT UPDATE

File: LLA-21-001	Project Name: Laskin Lot Line Adjustment
Address: 3750 E. North Little Cottonwood Rd. & 3660 E. North Little Cottonwood Rd.	Applicant: Jake Laskin
Type of Application: Lot Line Adjustment	Current Zoning: RR-1-21 (Rural Residential)
Next Meeting: Not Applicable	Staff Contact: Mike Johnson
Status: Following the applicant's resubmittal, staff has re-reviewed this routine request for a 5' lot line adjustment and provided feedback to the applicant, constituting a second review.	



COUNCIL DISTRICT 4

PROJECT UPDATE

File: PDD-19-001	Project Name: Wasatch Gravel Pit Redevelopment
Address: 6995 S. Wasatch Blvd	Applicant: Rockworth, Adam Davis
Type of Application: Planned Development District	Current Zoning: F-1-21 (Foothill Residential)
Next Meeting: To be Determined	Staff Contact: Mike Johnson
Status: During their October 21 st , 2020 meeting, the Planning Commission voted 5-1 to forward a recommendation of approval for this item to the City Council. This application was introduced to the City Council during their December 15 th , 2020 meeting. Council consideration will continue until this item is ready for final consideration.	



COUNCIL DISTRICT 4

PROJECT UPDATE

File: SUB-20-002	Project Name: Granite Oaks Subdivision Amended
Address: 9502 S. Granite Trail Lane	Applicant: Bruce Parker (On behalf of Granite Creek, LLC.)
Type of Application: Subdivision	Current Zoning: R-1-15 (Single-Family Residential)
Next Meeting: To be Determined	Staff Contact: Andy Hulka
Status: A new 6-lot subdivision amendment was received in mid-December. As an amendment to the previously approved Granite Oaks Subdivision, this application will ultimately require review and approval by the Planning Commission. The second staff review was sent at the end of March.	



District 4

Significant Building Permits

Permit #	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.21.0203	TI - Metropolitan Water District of Salt Lake & Sandy	Tenant Improvement	3430 E DANISH RD	4
BP.21.0176	Giverny Lot 348	New SFD	9282 S REGATTA LN	4
BP.20.0980	Giverny Lot 317	New SFD	9306 S MONET LN	4
BP.20.0094	NSFD - Stander	New SFD	3376 E JALAIS CT	4

CITY-WIDE PROJECTS

PROJECT UPDATE

Project: Open Space Master Plan

Address: City-wide

Type of Application: Master Plan Adoption

Staff Contact: Mike Johnson

During their April 7th, 2021 meeting, the Planning Commission forwarded a recommendation of approval to the City Council. The Parks, Trails, and Open Space also forwarded a recommendation of approval to the City Council during their April 21st, 2021 meeting. This plan is scheduled for discussion at the May 18th, 2021 City Council meeting.

PROJECT UPDATE

Project: General Plan Update

Address: City-wide

Type of Application: General Plan Amendment

Staff Contact: Mike Johnson

The project website, www.cottonwoodheightstomorrow.org, has launched. Staff has advertised the website via social media accounts and the newsletter and will continue outreach efforts to encourage community engagement with this process. The project committee has been meeting with various City committees to obtain preliminary input.

PROJECT UPDATE

Project: Planned Development District Text Amendment (City-Initiated)

Address: City-wide

Type of Application: Ordinance Amendment

Staff Contact: Mike Johnson

This project will proceed once the current Planned Development District gravel pit process (PDD-19-001) is completed.

PROJECT UPDATE

Project: Sensitive Lands (SLEDS) Ordinance Revisions

Address: City-wide

Type of Application: Ordinance Amendment

Staff Contact: Mike Johnson

This amendment will be presented to the Planning Commission for initial discussion during their May 5th, 2021 meeting.

ECONOMIC DEVELOPMENT UPDATE

PROJECT UPDATE

Project Location: City-Wide

Staff Contact: Mike Johnson & Sherrie Martell

April 2021

- April 4th: Zions Bank Webinar Spring Economic Forecast: *What Can We Expect from the Economy?*
- April 8th: EDCUtah DRC Incentives Training
- April 9th: EDCUtah Virtual Town Hall – *Housing Part Two*
- April 22nd: Utah Alliance for Economic Development Spring Meeting
- April 23rd: EDCUtah Town Hall with GOED Executive Director
- April 28th: Economic Development Meeting with SLCC
- Continued *Love Your Locals* event featuring Curves, Elevated Retirement Group, Elevated Financial Wellness, and Mainstay Suites